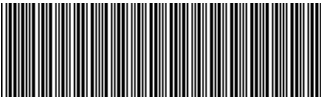


MahaRERA Application

General Information

Information Type Other Than Individual

Application No. REA52100140090



Payment Date 03/06/2023

Enforce Penalty Status - NA

System Generated Penalty Status - NA

Total Amount Paid by User 78385.00

Organization

Name	Primal Pride LLP	PAN Number	xxxxxx829H
Organization Type	Partnership	Description For Other Type Organization	NA
Do you have any Past Experience ?	No		

Address Details

Block Number	GAT NO 226	Building Name	BARNE WASTI
Street Name	PIMPRI CHINCHWAD	Locality	MOSHI KHED
Land mark	PUNE	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	Moshi
Pin Code	412105		

Organization Contact Details

Name of Contact Person	NAVNATH BARNE	Designation of Contact Person	PARTNER
Office Number	09112121257		
Fax Number		Email ID	primalpride12@gmail.com
Secondary Mobile Number	9112121257		
Website URL			

Past Experience Details

Member Information

Member Name	Designation	PAN No.	VIEW
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AKASH ANIL BARNE	Partner	xxxxxxx058H	View Details
ATISH ANANDA BARNE	Partner	xxxxxxx364A	View Details
DEEPAK BABAN BARNE	Partner	xxxxxxx911M	View Details
NAVANATH TUKARAM BARNE	Partner	xxxxxxx730G	View Details
NITIN SHAHAJI KARPE	Partner	xxxxxxx684G	View Details
PRASHANT PANDURANG MEDANKAR	Partner	xxxxxxx485N	View Details
PRASHANT CHANGDEV SASTE	Partner	xxxxxxx616M	View Details
SANKET POPAT MURKUTE	Partner	xxxxxxx642R	View Details
VIJAY PANDURANG SASTE	Partner	xxxxxxx925H	View Details
DHANAJAY SOPAN SASTE	Partner	xxxxxxx787P	View Details
YOGESH DATTATRAY BARNE	Partner	xxxxxxx039N	View Details

Project

Project Name (Mention as per Sanctioned Plan)	PRIMAL PRIDE	Project Status	New Project
Proposed Date of Completion	31/05/2029		
Litigations related to the project ?	No	Project Type	Others
Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ?	No		
Plot Bearing No / CTS no / Survey Number/Final Plot no.	S NO 72/1/P	Boundaries East	GAT NO 15
Boundaries West	REMAINING AREA OF THE GAT	Boundaries North	GAT NO 14
Boundaries South	24 MTR D P ROAD	State/UT	MAHARASHTRA
Division	Pune	District	Pune
Taluka	Haveli	Village	Chikhali
Street	CHIKHALI	Locality	CHIKHALI
Pin Code	412105	Total Plot/Project area (sqmts)	7750
Total Number of Proposed Building/Wings (In the Layout/Plot)	7		
Number of Sanctioned Building out of Above Proposed Count Applied for this Registration	7	Proposed But Not Sanctioned Buildings Count	0
Total Recreational Open Space as Per Sanctioned Plan	776.05		

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	5662.01	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)	6737.99
Permissible Total FSI of Plot (Permissible Built-up Area)	12400.00		

Bank Details

Bank Name	AXIS BANK	Bank A/c Number	923020025876491
IFSC Code	UTIB0002762	Branch Name	THERMAX CHOWK
Bank Address	THERMAX CHOWK		

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	157	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	WORK NOT STARTED
Water Conservation, Rain water Harvesting :	YES	0	WORK NOT STARTED
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	YES	0	WORK NOT STARTED
Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	WORK NOT STARTED
Aggregate area of recreational Open Space :	YES	0	WORK NOT STARTED
Open Parking :	NO	0	NA
Water Supply :	YES	0	WORK NOT STARTED
Sewerage (Chamber, Lines, Septic Tank , STP) :	YES	0	WORK NOT STARTED
Storm Water Drains :	YES	0	WORK NOT STARTED
Landscaping & Tree Planting :	YES	0	WORK NOT STARTED
Street Lighting :	YES	0	WORK NOT STARTED
Community Buildings :	YES	0	WORK NOT STARTED
Treatment And Disposal Of Sewage And Sullage Water :	YES	0	WORK NOT STARTED
Solid Waste Management And Disposal :	YES	0	WORK NOT STARTED

Building Details

Sr.No.	Project Name	Name (Also mention identification of building/wing/other	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per	Number of Closed Parking
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		as per approved plan)							Sanctioned Plan (4-wheeler+2-Wheeler)																																														
1	PRIMAL PRIDE	A WING	31/05/2029	1	1	0	3	1	0	20																																													
		<table><tr><th>Sr.No.</th><th>Apartment Type</th><th>Carpet Area (in Sqmts)</th><th>Number of Apartment</th><th>Number of Booked Apartment</th></tr><tr><td>1</td><td>Shop</td><td>24.28</td><td>2</td><td>0</td></tr><tr><td>2</td><td>Shop</td><td>24.41</td><td>4</td><td>0</td></tr><tr><td>3</td><td>Shop</td><td>26.05</td><td>2</td><td>0</td></tr><tr><td>4</td><td>Shop</td><td>26.29</td><td>1</td><td>0</td></tr><tr><td>5</td><td>Shop</td><td>27.28</td><td>6</td><td>0</td></tr><tr><td>6</td><td>Shop</td><td>36.49</td><td>2</td><td>0</td></tr><tr><td>7</td><td>Shop</td><td>38.95</td><td>1</td><td>0</td></tr><tr><td>8</td><td>Shop</td><td>40.8</td><td>3</td><td>0</td></tr></table>									Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment	1	Shop	24.28	2	0	2	Shop	24.41	4	0	3	Shop	26.05	2	0	4	Shop	26.29	1	0	5	Shop	27.28	6	0	6	Shop	36.49	2	0	7	Shop	38.95	1	0	8	Shop	40.8	3	0
		Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment																																																	
		1	Shop	24.28	2	0																																																	
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		3	Shop	26.05	2	0																																																	
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		7	Shop	38.95	1	0																																																	
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		<table><tr><th>Sr.No.</th><th>Tasks / Activity</th><th>Percentage of Work</th></tr><tr><td>1</td><td>Excavation</td><td>0</td></tr><tr><td>2</td><td>X number of Basement(s) and Plinth</td><td>0</td></tr><tr><td>3</td><td>X number of Podiums</td><td>0</td></tr><tr><td>4</td><td>Stilt Floor</td><td>0</td></tr><tr><td>5</td><td>X number of Slabs of Super Structure</td><td>0</td></tr><tr><td>6</td><td>Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises</td><td>0</td></tr><tr><td>7</td><td>Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises</td><td>0</td></tr><tr><td>8</td><td>Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.</td><td>0</td></tr><tr><td>9</td><td>The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing</td><td>0</td></tr><tr><td>10</td><td>Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate</td><td>0</td></tr></table>									Sr.No.	Tasks / Activity	Percentage of Work	1	Excavation	0	2	X number of Basement(s) and Plinth	0	3	X number of Podiums	0	4	Stilt Floor	0	5	X number of Slabs of Super Structure	0	6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0	7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0	8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0	9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0	10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0												
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Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking																																													
2	PRIMAL PRIDE	B WING	31/05/2029	1	1	1	3	1	0	14																																													

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	1BHK	38.49	3	0
2	2BHK	54.28	3	0
3	2BHK	56.57	3	0
4	2BHK	58.20	3	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
3	PRIMAL PRIDE	C WING	31/05/2029	1	1	1	3	1	0	23

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	2BHK	54.28	6	0
2	2.5 BHK	70.34	6	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0

4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
4	PRIMAL PRIDE	D WING	31/05/2029	1	1	1	3	1	0	13

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	2BHK	54.28	6	0
2	3BHK	73.34	3	0
3	3BHK	74.04	3	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0

		10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate						0																																		
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5	PRIMAL PRIDE	E WING	31/05/2029	1	1	1	3	1	0	23																																	
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Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking																																	
6	PRIMAL	F WING	31/05/2029	1	1	1	3	1	0	14																																	

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	1BHK	35.29	3	0
2	2BHK	53.47	3	0
3	2BHK	54.28	3	0
4	2BHK	58.2	3	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	0

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
7	PRIMAL PRIDE	G WING	31/05/2029	0	1	0	3	1	0	12

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	1BHK	38.97	3	0
2	1BHK	39.19	3	0
3	1BHK	42.05	3	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0

2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
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Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type	Contact	Address
I P ASSOCIATES	NA	Architect	9623111177	OFFICE NO 17 18KUNAL RIVERSIDECHICNHWAD411032
Navdeep Jindal & Associates	NA	Chartered Accountant	9890100631	First Floor Sparsh Meher Sector 18 Shivtejnagar Chinchwad Pune 411019
Gorakshnath Bhosale	NA	Engineer	9673837284	chakrapani vasahathanuman colony bhosari 411039

Litigations Details

No Records Found

Document Name	Uploaded Document
1 PAN Card	View Download
1 Copy of the legal title report	View Download
2 Copy of the legal title report	View Download
1 a Details of encumbrances concerned to Finance	View Download
2 a Details of encumbrances concerned to Finance	View Download
1 b Details of encumbrances concerned to Legal	View Download
2 b Details of encumbrances concerned to Legal	View Download
1 Copy of Layout Approval (in case of layout)	View Download
1 Building Plan Approval / NA Order for plotted development	View Download
2 Building Plan Approval / NA Order for plotted development	View Download
3 Building Plan Approval / NA Order for plotted development	View Download

4 Building Plan Approval / NA Order for plotted development	View Download
5 Building Plan Approval / NA Order for plotted development	View Download
6 Building Plan Approval / NA Order for plotted development	View Download
7 Building Plan Approval / NA Order for plotted development	View Download
8 Building Plan Approval / NA Order for plotted development	View Download
9 Building Plan Approval / NA Order for plotted development	View Download
10 Building Plan Approval / NA Order for plotted development	View Download
11 Building Plan Approval / NA Order for plotted development	View Download
12 Building Plan Approval / NA Order for plotted development	View Download
13 Building Plan Approval / NA Order for plotted development	View Download
1 Commencement Certificates / NA Order for plotted development	View Download
1 Declaration about Commencement Certificate	View Download
1 Declaration in FORM B	View Download
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	View Download
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	NA
1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)	NA
1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)	NA
1 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)	NA
1 Engineers Certificate on Quality Assurance (Form 2A FY 2022-23)	NA
1 Disclosure of sold/ booked inventory	NA
1 CERSAI details	View Download
1 CA Certificate on Project Cost & Fund withdrawal (Form 3)	View Download
1 Disclosure of Interest in Other Real Estate Organizations	View Download
1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)	NA
1 Annual Audit Report of Statutory CA (Form 5) (FY 2018-19)	NA
1 Annual Audit Report of Statutory CA (Form 5) (FY 2019-20)	NA
1 Annual Audit Report of Statutory CA (Form 5) (FY 2020-21)	NA
1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	NA
1 Proforma of Agreement for sale	View Download
1 Annual Audit Report of Statutory CA (Form 5) (FY 2022-23)	NA
1 Proforma of Allotment letter	View Download
1 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development	NA
1 Architect's Certificate on Completion of Project (Form 4)	NA
1 Status of Formation of Legal Entity (Society/Co Op etc.)	NA

1 Status of Conveyance	NA
1 Other – Legal	NA
1 Other – Finance	NA
1 Other – Technical	NA
1 Foreclosure of the Project	NA
1 Separate Bank Account details including no encumbrances on the Bank Account or no escrow on the same	View Download
1 Deviation Report with respect to Allotment letter	View Download
1 Deviation Report with respect to model copy of Agreement	View Download

Cost Details

Sr. No			Particular	Estimated Amount (in INR)	Actual Amount (in INR)
1			Land Cost :		
	a		Value of the land as ascertained from the Annual Statement of Rates (ASR) and legal cost	145100000	145100000
	b		Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	20000000	2720689
	c		Acquisition cost of TDR (if any)	0	0
	d		Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	10187800	10187800
	e		Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	0	0
	f	i	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	0	0
		ii	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	0	0
		iii	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation	0	0
		iv	Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component	0	0
2			Development Cost/ Cost of Construction		
	a	i	Estimated Cost of Construction as certified by Engineer	1003000000	0

		ii	Actual Cost of construction incurred as per the books of accounts as verified by the CA. minimum of (i) and (ii) has to be considered.		
		ii	Expenditure for development of entire project excluding cost of construction as per (a) above, i.e. salaries, consultants fees, site overheads development works, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.	177000000	0
	b		Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	0	0
	c		Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	0	0
3			Total Estimated Cost of the Real Estate Project	1355287800	158008489